

Fill in this information to identify the case:

United States Bankruptcy Court for the:

____ District of Arizona
(State)

Case number (if known): _____ Chapter _____

☐ Check if this is an amended filing**Official Form 205****Involuntary Petition Against a Non-Individual****12/15**

Use this form to begin a bankruptcy case against a non-individual you allege to be a debtor subject to an involuntary case. If you want to begin a case against an individual, use the *Involuntary Petition Against an Individual* (Official Form 105). Be as complete and accurate as possible. If more space is needed, attach any additional sheets to this form. On the top of any additional pages, write debtor's name and case number (if known).

Part 1: Identify the Chapter of the Bankruptcy Code Under Which Petition Is Filed**1. Chapter of the Bankruptcy Code**

Check one:

- ☒ Chapter 7
☐ Chapter 11

Part 2: Identify the Debtor**2. Debtor's name**Nussbaum Gillis & Dinner, P.C.**3. Other names you know the debtor has used in the last 8 years**

Include any assumed names, trade names, or doing business as names.

4. Debtor's federal Employer Identification Number (EIN)☐ Unknown2 9 - 2 4 1 8 3 2 7
EIN**5. Debtor's address****Principal place of business**4250 N. Drinkwater Blvd.

Number Street

Fourth FloorScottsdaleAZ85251

City

State

ZIP Code

Maricopa

County

Mailing address, if different

Number Street

P.O. Box

City

State

ZIP Code

Location of principal assets, if different from principal place of business

Number Street

City

State

ZIP Code

6. Debtor's website (URL) _____

7. Type of debtor

- ☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))
☐ Partnership (excluding LLP)
☐ Other type of debtor. Specify: _____

8. Type of debtor's business

Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☒ None of the types of business listed.
☐ Unknown type of business.

9. To the best of your knowledge, are any bankruptcy cases pending by or against any partner or affiliate of this debtor?

- ☒ No
☐ Yes. Debtor _____ Relationship _____
District _____ Date filed _____ Case number, if known _____
MM / DD / YYYY
Debtor _____ Relationship _____
District _____ Date filed _____ Case number, if known _____
MM / DD / YYYY

Part 3: Report About the Case

10. Venue

Check one:

- ☒ Over the last 180 days before the filing of this bankruptcy, the debtor had a domicile, principal place of business, or principal assets in this district longer than in any other district.
☐ A bankruptcy case concerning debtor's affiliates, general partner, or partnership is pending in this district.

11. Allegations

Each petitioner is eligible to file this petition under 11 U.S.C. § 303(b).
The debtor may be the subject of an involuntary case under 11 U.S.C. § 303(a).

At least one box must be checked:

- ☒ The debtor is generally not paying its debts as they become due, unless they are the subject of a bona fide dispute as to liability or amount.
☐ Within 120 days before the filing of this petition, a custodian, other than a trustee, receiver, or an agent appointed or authorized to take charge of less than substantially all of the property of the debtor for the purpose of enforcing a lien against such property, was appointed or took possession.

12. Has there been a transfer of any claim against the debtor by or to any petitioner?

- ☒ No
☐ Yes. Attach all documents that evidence the transfer and any statements required under Bankruptcy Rule 1003(a).

13. Each petitioner's claim	Name of petitioner	Nature of petitioner's claim	Amount of the claim above the value of any lien
	<u>Scottsdale-Kierland IV, LLC</u>	<u>Judgment entered June 27, 2019</u>	<u>\$ 1,769,277.90 and</u>
	_____	<u>Maricopa County Superior Court,</u>	<u>accruing at 18%</u>
	_____	<u>Case No. CV2017-012245</u>	<u>per annum</u>
	_____	_____	<u>\$ _____</u>
		Total of petitioners' claims	\$ <u>1,769,277.90</u>

If more space is needed to list petitioners, attach additional sheets. Write the alleged debtor's name and the case number, if known, at the top of each sheet. Following the format of this form, set out the information required in Parts 3 and 4 of the form for each additional petitioning creditor, the petitioner's claim, the petitioner's representative, and the petitioner's attorney. Include the statement under penalty of perjury set out in Part 4 of the form, followed by each additional petitioner's (or representative's) signature, along with the signature of the petitioner's attorney.

Part 4: Request for Relief

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

Petitioners request that an order for relief be entered against the debtor under the chapter of 11 U.S.C. specified in this petition. If a petitioning creditor is a corporation, attach the corporate ownership statement required by Bankruptcy Rule 1010(b). If any petitioner is a foreign representative appointed in a foreign proceeding, attach a certified copy of the order of the court granting recognition.

I have examined the information in this document and have a reasonable belief that the information is true and correct.

Petitioners or Petitioners' Representative

Name and mailing address of petitioner

Scottsdale-Kierland IV, LLC
Name
14648 North Scottsdale Road, Suite 345
Number Street
Scottsdale AZ 85258
City State ZIP Code

Name and mailing address of petitioner's representative, if any

Austin O. Furst, Manager
Name
Scottsdale-Kierland IV, LLC
14648 North Scottsdale Road, Suite 345
Number Street
Scottsdale AZ 85258
City State ZIP Code

I declare under penalty of perjury that the foregoing is true and correct.

Executed on 10 11 2019
MM / DD / YYYY

x Austin O. Furst
Signature of petitioner or representative, including representative's title

Attorneys

Isaac M. Gabriel
Printed name
Quarles & Brady LLP
Firm name, if any
One Renaissance Square, 2 North Central Avenue
Number Street
Phoenix AZ 85004
City State ZIP Code
Contact phone 602-230-4622 Email isaac.gabriel@quarles.com
Bar number 021780
State Arizona

x /s/ Isaac M. Gabriel
Signature of attorney

Date signed 10 11 2019
MM / DD / YYYY